

# 69 Clark Street, Mowbray, Tas 7248

## House For Sale

Monday, 4 March 2024

69 Clark Street, Mowbray, Tas 7248

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 511 m2**

**Type: House**



Jeremy Wilkinson  
0363379700



Navjot Nav Kaur  
0363379700

## Best Offer Over \$395,000

Discover the perfect blend of comfort and convenience at our charming property located on Mowbray Hill. Ideal for first-time buyers, downsizers, or savvy investors, this 1955 Weatherboard home boasts three double bedrooms, garaging and ample off-street parking. Enjoy a spacious lounge, open-plan kitchen and dining and a versatile layout with the option for a sunroom, office, or home gym. Indulge in the luxury of a large, updated bathroom featuring a corner spa bath, and relish easy access to Heritage Park's scenic walking tracks. With proximity to Mowbray shops, supermarkets, schools, and esteemed educational institutions like the University of Tasmania and the Australian Maritime College, plus just an 8-minute drive to Launceston's CBD, seize the opportunity for a lifestyle of comfort and convenience today!

Features:

- A 1955 Weatherboard home on a flat easy-care block
- Good size lounge room
- Open plan kitchen and dining
- Three double bedrooms or two and a sunroom/office/home gym
- Convenience or air conditioning
- Large, updated bathroom with corner spa bath
- Easy access to Heritage Park for a myriad of walking tracks
- Lock-up garage & off-street parking
- Close to Mowbray shops, supermarkets, private & public schools
- Close to University of Tas, Aust Maritime College & TAFE College
- Only 8 minutes' drive to Launceston's CBD

Contact Jeremy Wilkinson or Nav Kaur for further information. Rental estimate: Up to \$470 pw House size: 107 sqm Garage size: 30 sqm Land size: 511 sqm Built: 1955 Council rates: TBA Zoning: General Residential Council: Launceston \*\*Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*